



**South Park Stakeholders Group – SOBO/EBO Meeting**  
**June 10, 8:30 AM – 10:00 AM**  
**1333 S. Hope St, Los Angeles, CA 90015**

**Committee Members:** Bob Buente, Fernando Villa, Nate Nusbaum, Richard Wu

**Staff/Contract:** Jessica Lall, Priscilla Hsu, Victor Gonzalez, Sergio Urena, Karla Ramos

**Guests:** Keayla Vasconsells (EVO), Laurent Melin (EVO)

<i><b>Item</b></i>	<b>Discussion</b>	<i><b>Action taken?</b></i>
<b>Meeting called to order:</b>	8:29 AM	
Public Comment/Introductions	No public comment	<b><i>No Action Taken</i></b>
Review and Recommend Action on City Parklet MOU	<p>We have been approved for parklet in the fall; next step is getting final application in to city. Just requires the signing of an MOU—non-negotiable—city contract that all departments have vetted. We are co-responsible for parklet; city will give us a revocable permit to put it out. Basically, the City gives us the pathway to build it but we are responsible for caring for it.</p> <p>We have an insurance policy, so if anything is damaged the BID has the option of repairing the parklet. If we choose not to repair anything, the parklet can be removed. At any point the city or the BID can ask that the parklet be removed (as it is a temporary structure). Removal is at our cost.</p>	<b><i>Nate moves to recommend to the Board to approve the parklet MOU; Bob seconds. All in favor. Motion passes. (BID Staff will look in to a larger policy when we solidify)</i></b>

The parklet’s insurance policy will be separate from the BID, and cost under \$3,000 a year. Separate policy from the BID insurance. Needs to have \$1 million worth of coverage based on City’s requirements but if something were to happen it wouldn’t impact the BID and our policy.

**Bob Buente:** We should probably set aside a capital item replacement reserve—not much, maybe \$5,000-\$10,000—if something happens. We don’t have line items for maintenance.

**Jessica Lall:** Maintenance won’t be an additional cost, it’ll just fall under the Clean Team’s maintenance.

**Fernando Villa:** In addition to insurance, is our BID obligated to indemnify the city?

**Jessica Lall:** No

**Fernando Villa:** Is this a policy the city requires us to take out and will this provide umbrella coverage for future parklets?

**Jessica Lall:** Yes

**Fernando Villa:** Do we have to name the city as a co-named insurer?

**Jessica Lall:** Yes

**Fernando Villa:** Seems like there’s nominal charge for naming the city and insurer –can we terminate policy when we’re done?

**Jessica Lall:** Yes

**Fernando Villa:** We can't take out the indemnify part?

**Jessica Lall:** It's non-negotiable. We can't build a parklet if we don't sign this.

**Fernando Villa:** What's the total coverage?

**Jessica Lall:** City requires us to have \$1 million dollar policy. Our umbrella insurance policy is \$10 million which covers it until we build the parklet.

**Fernando Villa:** Does our separate umbrella policy pick up any excess over the parklet? Let's say we get sued and we exceed our parklet policy, would our umbrella pick up the rest?

**Jessica Lall:** I don't believe so. That's what we're trying to avoid because it's not written into our management plan.

**Fernando Villa:** Actually \$1 million feels a little thin but I wanted to get a sense of our liability. I just wish our coverage was a little more robust.

**Nate Nusbaum:** Can we increase it?

**Jessica Lall:** We can but it would be expensive.

**Fernando Villa:** Not a motion, just a directive but can we consider increasing our coverage just to see what it costs?

**Jessica Lall:** We can. We haven't committed to an

	insurance policy yet.	
Review and Recommend Action on Parklet GC	<p>We're recommending to the Board of Directors an allocation of up to \$10,000 to hire the general contractor for the parklet. We have a referral willing to do it for \$7,000 but I'm asking for \$10,000 today. It's the only hard cost the BID covers up to date.</p> <ul style="list-style-type: none"> <li>a. SODA &amp; Lehrer and Associations – Design donated</li> <li>b. Mack Urban – Materials donated, estimated \$15-20 thousand dollars</li> <li>c. Swinerton – Labor donated</li> <li>d. Trumark Urban – \$7,500</li> <li>e. Coco Fresh - \$1,000</li> <li><b>f. Needed – approx. \$10K</b></li> </ul> <p>To cover unforeseen costs and remaining portion of General Contractor, hoping AEG will come through on that.</p> <p><b>Nate Nusbaum:</b> Do we have to send out an RFP?</p> <p><b>Jessica Lall:</b> No</p> <p><b>Bob Buente:</b> Can this come out of the capital fund?</p> <p><b>Jessica Lall:</b> I'm hoping to use the \$8,500 in cash we already have. I'm just asking for \$10,000.</p> <p><b>Fernando Villa:</b> Is \$10,000 the initial payment or total?</p> <p><b>Jessica Lall:</b> Total is anticipated at \$7,000.</p>	<p><b><i>Bob moves to recommend to board to allocate up to \$10K for a GC for the parklet, Nate seconds. All in favor. Motion passes.</i></b></p>

	<p><b>Fernando Villa:</b> Are they assuming liability, etc?</p> <p><b>Jessica Lall:</b> We don't have a contract yet.</p> <p><b>Fernando Villa:</b> I volunteer myself to help with the contract.</p>	
<b>LADOT Transit Study – DASH Recommendations</b>	<p>Survey has been released and is underway. We've summarized our main requests. Last DASH survey was 10 years ago and only of DASH riders, not people who weren't taking the DASH and why they weren't taking the DASH.</p> <p>We'll send out a tailored note to all the residential buildings to please encourage residents to take the survey.</p> <p>The density is coming here so we want to be proactive in anticipating those needs.</p>	<p><b>Action Item</b></p> <p><b><i>Villa moves that we recommend to Board acceptance of DASH recommendations to be submitted in a letter to DOT, Nate seconds. All in favor. Motion passes.</i></b></p>
Updates		<b>No Action Taken</b>
Bike Registration	<p>Increase regarding bike thefts, so to combat we provide free registration for anyone that lives and works in district. We did a soft trial Monday at Flower Street Lofts to see what kind of questions and flow we would get. We registered 12-15 bikes and took photographs. Questions were very general, concerning confidentiality—info will just be with us and Central LAPD and only used for</p>	<b>No action taken.</b>

	<p>recovery and return of stolen bikes.</p> <p>We will send out a digital flyer to Staples Center, Hospital etc. to start doing registrations here, Wednesdays and Fridays. Can also set up local events and HOAs that would like to do that. Pre-coordinated registration with HOA.</p> <p><b>Laurent Melin:</b> Would be happy to coordinate that with EVO.</p> <p><b>Sergio Urena:</b> Goal is to get at least 50+ bike registries on the books so we at least have a database to work with at LAPD.</p> <p><b>Laurent Melin:</b> We could set you up by our driveway so you can do EVO, Luma, and 11<sup>th</sup> at the same time. Talk to Kayla.</p> <p><b>Richard Wu:</b> Send me the info if you do that, I'm at Grand and we can jump on.</p> <p><b>Jessica Lall:</b> Victor also working on free bike racks for businesses in South Park from the City. We'll then work with Carmen to make them look South Park brand.</p>	
Business Survey	Working on new website. Really need business directory updates, including residential and commercial buildings. Have all businesses register.	<b><i>No action taken.</i></b>
Green Carpet –	Save the date.	<b><i>No action taken.</i></b>

7/15, Triple 8		
Update – CM Huizar DTLA Forward Plan	CM Huizar introduced a series of motions—2 things specific to South Park is the Green Alleys report and street trees. It directs the Department of Urban Forestry to work with BID on recommended palette for district. Has run into a few problems that they're trying to figure out. We have over 40 vacant tree wells but developers can't fill trees because they're 4x4 wells not 5x5 wells but the developer has to pay more money to expand those wells. There's a fee developers can pay instead of planting trees but BID argument is that part of it should go into tree maintenance (maybe 20% or so).	<b><i>No action taken.</i></b>
Update – My Fig Meeting, June 24 <sup>th</sup> , 2-3:30pm	Hosting a meeting here.	<b><i>No action taken</i></b>
Other Comments	<p><b>Laurent Melin:</b> I met the Ford &amp; Filling station owner who is really, really willing to work with the neighborhood. He's also the food and beverage director of Ritz and Marriott.</p> <p><b>Jessica Lall:</b> We've booked every green carpet until the end of the year but please put us in touch with him.</p> <p><b>Laurent Melin:</b> Last week, we ran into some issues with food trucks and were told that they would be cited or towed.</p>	<b><i>No action taken</i></b>

**Jessica Lall:** Do you have a **leniency** permit with the city?

**Kayla Vasconcells:** Been emailing a contact with DOT.

**Jessica Lall:** Send me an email with the problem and I'll forward it to them.

**Laurent Melin:** Have you heard from AEG about the basketball thing? They want to move Oceanwide 3 on 3 basketball tournament down to 11<sup>th</sup>. Tentatively scheduled for August 13.

**Jessica Lall:** He said EVO and Luma don't want to sign off. Board doesn't want to close off driveway. Let me know if there are other things AEG can mitigate.

**Laurent Melin:** Last thing, there will be a new restaurant where ChocoChicken was—new Argentinian place. Tapas small plates, nothing above \$10.

**Jessica Lall:** Put her in touch with us, we can help her out if she has issues with the City. We can work with them on strategies on how to get people hooked.

**Bob Buente:** I've been noticing an increase in sleepers in the district in morning and afternoon.



	<b>Sergio Urena:</b> Will address that. New staff cuts down on visibility but that will be taken care of soon. Replacement head count. Will hopefully add security hours next year.	
<b>Next Meeting</b>	August 5, 2015 at 9:30 AM	

**Adjourned at:** 9:31 am

**NEXT STEPS:**

- **Staff will:**
  - **Talk to Laurent Melin to be put in touch with:**
    - **Ford & Filling Station owner about a Green Carpet.**

**New Argentinian restaurant owner**